



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 05/28/02

AGENDA ITEM 6

WORK SESSION ITEM

TO: Redevelopment Agency Board Members

FROM: Director of Community and Economic Development

SUBJECT: Deconstruction of Vacant Properties on Site 4: Award of Contract and Appropriation of Funds

RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolution awarding a contract for hazardous materials remediation and deconstruction to Soil Enterprises, Inc., and appropriating funds for this purpose.

BACKGROUND:

The Agency has possession of seventeen of the eighteen parcels on the block bounded by Watkins, C, Atherton, and D Streets, which is referred to as "Site 4" as shown in the attached Exhibit A. The remaining property, Mrs. Heringer's house, is not within the scope of the project.

On April 23, 2002, the Agency Board authorized staff to solicit bids for the abatement/deconstruction contract. Bid packets were sent to twelve contractors and five of those submitted bids. Soil Enterprises, Inc. submitted the lowest bid at \$155,000 with the others ranging up to \$200,000. It is recommended that the contract be awarded to Soil Enterprises, Inc.

It is also recommended that a contingency fund of approximately \$25,000 be provided above the low bid of \$155,000, which would bring the total appropriation of funds to \$180,000. Approximately \$10,000 of this contingency is set aside to provide for asbestos abatement in one of the buildings. The building is one that the Agency recently gained possession of, and had not been tested for asbestos when the request for bids went out. As a result, the asbestos abatement for that building was not specifically priced in the bid, but will be included in the contract. The remaining \$15,000 represents a 10% contingency to accommodate unforeseen conditions on the site and other miscellaneous expenses.


The contract will provide for the clearance of all structures identified in Exhibit A as well as all residual improvements and landscaping on each of the parcels. Staff conferred with the Hayward Historical Society and surveyed the buildings for items of potential historical significance, but found none. Staff is also working with an architectural salvage company to

salvage building elements and materials of architectural interest. The City Landscape Architect and Landscape Manager toured the site and determined that the trees possibly worth saving showed evidence of disease or deterioration. Additionally, in accordance with the City's policy, 100% of the asphalt/concrete material and 50% of the remaining building material will be required to be recycled as the buildings are taken down.

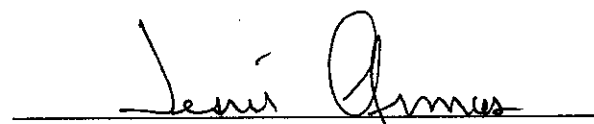
Prepared by:


Maret Bartlett
Redevelopment Director

Recommended by:


Sylvia Ehrenthal
Director of Community
and Economic Development

Approved by:


Jesús Armas
City Manager

Attachments: Exhibit A

"C" Street

22701 WATKINS ST



765 "C" ST

Watkins

22746
ATHERTON

22723

22731

22737

22720

22730

22745

22767

22736

22765

22769

22748

22756 ATHERTON
NOT IN
PROJECT

22793 - 99
WATKINS ST

22764

776 D ST

Atherton

"D" Street

Exhibit "A" Site 4
Building Inventory



DRAFT 

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-____

Introduced by Agency Member _____

RESOLUTION AMENDING RESOLUTION NO. RA 01-10,
THE BUDGET RESOLUTION FOR THE REDEVELOPMENT
AGENCY OF THE CITY OF HAYWARD FOR FISCAL YEAR
2001-2002, RELATING TO A SUPPLEMENTAL
APPROPRIATION FOR DECONSTRUCTION OF SITE 4

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 01-10, the Budget Resolution for the Redevelopment Agency of the City of Hayward for fiscal year 2001-2002, is hereby amended by appropriating of \$180,000 from the Redevelopment Agency Low and Moderate Income Housing Fund, Fund 452 to the Redevelopment Agency Fund Balance (Fund 451) to be used for hazardous materials remediation and deconstruction of Site 4.

BE IT FURTHER RESOLVED by the Redevelopment Agency of the City of Hayward that the Agency Director is hereby authorized to negotiate and execute an agreement by and between the Redevelopment Agency and Soil Enterprises, Inc. for the above project, in an amount not to exceed \$180,000, in a form approved by the City Attorney.

HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: _____

Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel